

IN RE: PETITION FOR SPECIAL HEARING
E of I-695, 700' NW of Lillian
Holt Boulevard, 188.89' SW of
Rossville Boulevard
(SE/End of Fitch Lane)
14th Election District
6th Councilmanic District

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 92-245-SPH

Perry Hall Mini Storage & Co.
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing seeking a one year permit extension for two temporary real estate signs on the subject property owned by Perry Hall Mini Storage and Company. Said property is located near the intersection of Fitch Lane and Rossville Boulevard near the Baltimore Beltway (I-695). This Petition for Special Hearing is filed pursuant to the authority granted under Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) and seeks an interpretation of Section 413.1.G of said regulations.

T. C. Julio, a principal of Perry Hall Mini Storage and Company, a General Partnership, appeared and testified. Petitioner was represented by Anthony J. DiPaula, Esquire. There were no other interested persons or petitioners present.

Mr. Julio testified and described the subject property. Testimony indicated that the site is approximately 8.0 acres in size and is zoned M.L.-I.M. It has an extensive zoning history which is shown within the notes set forth on the plat accompanying the zoning petition marked Petitioner's Exhibit 1. The subject property is improved with a public warehouse storage facility similar to other mini-storage warehouse uses which are in place throughout Baltimore County. Mr. Julio noted that 80% of the

storage space leased is rented to residential customers and 20% serves commercial storage.

Mr. Julio noted that the subject use commenced in approximately November 1990. Pursuant to Section 415.1.F, two temporary real estate signs advertising space availability were placed on the site. These signs are more particularly described on Petitioner's Exhibit 1. Further, pursuant to the regulations, the use permit for the two temporary real estate signs were valid for a period of one year and expired in November 1991. Mr. Julio went on to explain that after one year's operation, only 48% of the leasable space has been rented. He opined that in order to lease the balance of this space on-site, continued advertising is necessary. Thus, he comes before me requesting that the signs be permitted to remain in place for another year.

Mr. Julio also presented statistics attesting to the effectiveness of the signs. His data shows that many of his clients make initial contact with the business through these advertising signs. Further, his experience suggests that it will take approximately two years to fully lease the site. Thus, the 48% occupancy rate as of November 1991 is consistent with his prior experience and expectations.

In considering the merits of the case before me, I must adjudge the credibility of the Petitioner's testimony and the effects, if any, of granting the proposed relief upon the surrounding locale. As to the testimony presented by Mr. Julio, I find same to be credible and rational. He has demonstrated a substantial justification for the extension of the use permits. Also, in that the signs have been on site, it is easier to determine their impact upon the surrounding locale. The lack of Protestants present, as well as the commercial nature of the locale convince me that

there will be no adverse impact in extending the use permit for a period of one year. Thus, the Petition for Special Hearing shall be granted and I will so order.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth above, the relief requested in the special hearing shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 24th day of February, 1992 that the Petition for Special Hearing to approve an extension of the use permit for two temporary real estate signs, in accordance with Petitioner's Exhibit 1, for a period of one year from the date of this Order, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 2/24/92
By kgp

- 2 -

Baltimore County Government
Zoning, Ordinance, and
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21201

(410) 887-4386

February 26, 1992

Anthony J. DiPaula, Esquire
614 Bonley Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
E of I-695, 700' NW of Lillian Holt Boulevard,
188.89' SW of Rossville Blvd.
14th Election District - 6th Councilmanic District
Perry Hall Mini Storage & Co. - Petitioner
Case No. 92-245-SPH

Dear Mr. DiPaula:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

File

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a one (1) year permit extension for two (2) temporary real estate signs, see 413.1.G.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
(Type or Print Name)
Signature
(Type or Print Name)
Signature
Address
City and State

Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State

614 Bonley Avenue
Towson, Maryland 21204
City and State

Attorney's Telephone No.: (410) 828-9441

Perry Hall Mini Storage & Co.
(Type or Print Name)
Signature
Address
City and State

666-1000
Phone No.
22093
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
T.C. Julio
Name
666-1000
Address
Phone No.



OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING - 1/2HR. +1HR.
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
ALL OTHERS
REVIEWED BY: DATE

1 LINES TO BE FILLED FROM 1-100
FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
616 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

#257
92-245-SPH
December 6, 1991

Description to Accompany a Petition For Special Hearing.

Beginning for the same on the easternmost right-of-way line of the Baltimore Beltway, Interstate Route 695 distant 700 feet more or less measured northwesterly along said east right-of-way line from the center of Lillian Holt Boulevard overpass thence binding on said east right-of-way line

- 1 - North 29° 29' 19" West 12.12 feet thence
- 2 - South 85° 05' 18" East 142.06 feet thence
- 3 - North 01° 41' 42" East 294.92 feet thence
- 4 - North 37° 33' 33" West 255.72 feet thence
- 5 - South 69° 28' 42" East 152.30 feet thence
- 6 - South 69° 31' 29" East 10.97 feet thence
- 7 - North 53° 54' 17" East 208.17 feet thence
- 8 - South 74° 07' 07" East 175.00 feet thence
- 9 - North 24° 19' 52" East 150.00 feet thence
- 10 - South 74° 07' 07" East 317.36 feet thence
- 11 - South 07° 14' 09" West 277.72 feet thence
- 12 - South 37° 05' 58" West 95.91 feet thence
- 13 - North 69° 34' 18" West 123.00 feet thence
- 14 - South 34° 41' 42" West 412.99 feet thence
- 15 - South 85° 41' 42" West 270.00 feet thence
- 16 - North 01° 41' 42" East 94.06 feet thence
- 17 - North 85° 05' 18" West 135.77 feet to the place of beginning.

Containing 8.216 acres of land more or less.
Lot for sign permit No. TS-9100074

THIS DESCRIPTION FOR ZONING USE ONLY

Description to Accompany a Petition For Special Hearing.

December 6, 1991

Beginning for the same at a point on the southwest side of Rossville Boulevard, said point being in and distant 188.89 feet from the end of the fifth or South 16° 59' West 325.87 foot line of a deed from William F. C. Scarbath and Lily M. Scarbath, his wife, to Bankers Trust Company and Consolidated Gas, Electric, Light & Power Company of Baltimore, dated July 17, 1950 and recorded among the Land Records of Baltimore County, Maryland in Liber 1858, Folio 342, thence leaving said Rossville Boulevard and binding on the remainder of the said fifth and part of the sixth lines of said deed, as now surveyed two courses, viz:

- 1 - South 15° 40' 43" West 188.09 feet thence
- 2 - North 74° 27' 27" West 80.81 feet thence
- 3 - North 07° 12' 20" East 349.44 feet thence
- 4 - South 65° 54' 41" East 36.89 feet thence
- 5 - South 16° 41' 30" East 178.95 feet to the place of beginning.

Containing .0677 acres of land more or less.

Lot for sign permit No. TS-9200012

THIS DESCRIPTION FOR ZONING USE ONLY

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 14th Date of Posting: 2/26/92
Posted for: Special Hearing
Petitioner: Perry Hall Mini Storage & Co.
Location of property: 92-245-SPH
Location of Signs: Lot for sign permit No. TS-9200012
Remarks: None Date of return: 2/26/92
Posted by: William E. Schmidt
Number of Signs: 2

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/26/92.

NORTHEAST TIMES BOOSTER and the
NORTHEAST TIMES REPORTER

S. Zeke Orlov
Publisher

3/6/91

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 on the following:
Case Number: 92-245-SPH
380' SE end of Fitch Lane
(no address)
14th Election District - 6th Councilmanic
Petitioner(s): Perry Hall Mini Storage & Co.
Hearing Date: Wednesday, Jan. 22, 1992 at 9:00 a.m.
Special Hearing: to approve one year permit extension for two Temporary Real Estate signs.
Lawrence E. Schmidt, Zoning Commissioner
Baltimore County
N-10109 January 2

CERTIFICATE OF PUBLICATION

TOWSON, MD. 12 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12 1992

THE JEFFERSONIAN

Publisher

\$41.91

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date

Account: R-001-6150
Number

Cashier Validation

Please Make Checks Payable To: Baltimore County
EA 0011:16AM12-12-91

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date

Account: R-001-6150
Number

Cashier Validation

Please Make Checks Payable To: Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 1-17-92

Perry Hall Mini Storage & Co.
9640 Deereco Road
Timonium, Maryland 21093

ATTN: T. C. JARLO

RE:

Case Number: 92-245-SPH
380' SE end of Fitch Lane
(no address)
14th Election District - 6th Councilmanic
Petitioner(s): Perry Hall Mini Storage & Co.

Dear Petitioner(s):

Please be advised that \$ 86.91 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID. ALSO, THE ZONING SIGN & POST SIGN(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SIGN(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 118, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Carl John

ARNOLD JARLO
DIRECTOR

cc: Covahay & Booser, P.A.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

December 17, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number: 92-245-SPH
380' SE end of Fitch Lane
(no address)
14th Election District - 6th Councilmanic
Petitioner(s): Perry Hall Mini Storage & Co.
HEARING: WEDNESDAY, JANUARY 22, 1992 at 9:00 a.m.

Special Hearing to approve a one year permit extension for two Temporary Real Estate signs.

Lawrence E. Schmidt

Zoning Commissioner of
Baltimore County

cc: Perry Hall Mini Storage & Co.
Covahay & Booser, P.A.

111 West Chesapeake Avenue
Towson, MD 21204

January 21, 1992

(410) 887-3353

NOTICE OF POSTPONEMENT AND NEW HEARING DATE

CASE NUMBER: 92-245-SPH
LOCATION: Fitch Lane
PETITIONER: Perry Hall Mini Storage

Pursuant to the postponement request of Anthony J. DiPaula, Esq., attorney for the Petitioners, the hearing of the above matter will not go forward on January 22, 1992.

The hearing has been rescheduled and will be heard as follows:

WEDNESDAY, FEBRUARY 19, 1992 at 9:30 a.m.
ROOM 118, OLD COURTHOUSE, 400 WASHINGTON AVENUE, TOWSON, MD

Lawrence E. Schmidt

Zoning Commissioner
Baltimore County, Maryland

cc: Anthony J. DiPaula, Esq.
Perry Hall Mini Storage & Co.

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

January 21, 1992

Covahay & Booser, P.A.
614 Bosley Avenue
Towson, MD 21204

RE: Item No. 257, Case No. 92-245-SPH
Petitioner: Perry Hall Mini Storage & Co.
Petition for Special Hearing

Dear Sirs:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Zoning Plans Advisory Committee Comments
Date: January 21, 1992
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,
James E. Dyer

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Perry Hall Mini Storage Co.
9640 Deereco Road
Timonium, MD 21093

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 20th day of December, 1991.

Carl John

ARNOLD JARLO
DIRECTOR

Received By:

James E. Dyer

Chairman,
Zoning Plans Advisory Committee

Petitioner: Perry Hall Mini Storage, et al
Petitioner's Attorney: Covahay & Booser



700 East Popple Road, Suite 901
Towson, MD 21204-5500

(410) 887-4500

JANUARY 7, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: PERRY HALL MINI STORAGE AND COMPANY
Location: 380' SE OF END FITCH LANE
Item No.: 257 Zoning Agenda: DECEMBER 23, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: _____ Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

DATE: January 14, 1992

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Robert J. Family

SUBJECT: E.A.C. Comments

E.A.C. MEETING DATE: December 23, 1991

This office has no comments for item numbers 254, 255, 257 and 259.

Robert J. Family
Robert J. Family
Traffic Engineer II

RJF/lvd

Memorandum

TO: Julie Miniarski
Office of Zoning Administration and
Development Management

FROM: A. J. Haley, Acting Director
Economic Development Commission

DATE: December 20, 1991

RE: Zoning Advisory Comments for Meeting of December 23, 1991

This office has no comment for items 254, 255, 256, 257 and 259.

RECEIVED
DEC 26 1991
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: Gary L. Kerns, Chief
Comprehensive and Community Planning
Office of Planning and Zoning

SUBJECT: Perry Hall Mini Storage & Company, Item No. 257

In reference to the applicant's request, the staff offers the following comments:

This office supports the subject request provided that the sign remain on the property for no longer than one (1) year.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

Report prepared by:

Jeffrey Long
Jeffrey Long

GK/JL:rdn
ITEM257/TXTROZ

NAME OF THE FOLLOWING RESIDENT AND OFFICE (IF APPLICABLE):
THOMAS C. JULIO, GENERAL PARTNER
1000 DEERCO ROAD TOWSON, MD 21204

BALTIMORE COUNTY, MARYLAND
CITATION FOR CIVIL ZONING VIOLATION
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

CITATION NO. 91-272

NAME OF PERSON(S) CHARGED: PERRY HALL MINI STORAGE CO.

CURRENT ADDRESS IN FULL: 10 PARKS AVENUE COCKEYSVILLE, MD 21030

OWNER (S) OR OCCUPANT (S) RELATED CITATIONS:

IT IS FORMALLY CHARGED BY THE ZONING COMMISSIONER OF BALTIMORE COUNTY THAT THE ABOVE NAMED PERSON(S) DID VIOLATE THE PROVISIONS OF THE BALTIMORE COUNTY ZONING REGULATIONS AS FOLLOWS:

SECTION NUMBER(S) VIOLATED: 101 - "SIGN, OUTDOOR ADVERTISING"; 102.1; 413.2; 413.3; 413.5; 413.6

NATURE OF VIOLATION: USE OF PROPERTY ZONED R-1-1 (R.D.B.) TO COMPLY THE FOLLOWING:

1. OUTDOOR ADVERTISING IN R-1-1 (R.D.B.) ZONE WITHOUT A SPECIAL EXCEPTION 2. OUTDOOR ADVERTISING SIGN IN R.D.B. ZONE MUST BE REMOVED 3. PAPER OUTDOOR ADVERTISING SIGN IN RIGHT-OF-WAY NOT PERMITTED

LOCATION AND DATE(S) OF VIOLATION: 7750 ROSSVILLE BLVD. 3/25/91

TO RESPOND TO THE ABOVE CHARGE(S) LOADED AGAINST YOU, YOU MUST CHOOSE ONE OF THE OPTIONS BELOW:

1) YOU MAY PAY A FINE OF \$200.00 (\$200.00 FOR EACH ADDITIONAL DAY) BY CHECK OR MONEY ORDER PAYABLE TO THE DIRECTOR OF FINANCE, BALTIMORE COUNTY, MARYLAND, BY RETURNING A COPY OF THIS FORM ALONG WITH PAYMENT TO: DIRECTOR OF FINANCE, 1ST FLOOR, COURT HOUSE, TOWSON, MD 21204. THE FINE MUST BE PAID ON OR BEFORE THE 15TH DAY OF MAY, 1991.

2) YOU MAY ELECT TO STAND TRIAL IN THE DISTRICT COURT OF MARYLAND. TO DO THIS, YOU MUST NOTIFY THE BALTIMORE COUNTY ZONING COMMISSIONER BY FILING IN THE ATTACHED PORTION OF THIS CITATION AND RETURNING IT TO THE ZONING COMMISSIONER'S OFFICE AT LEAST FIVE (5) DAYS BEFORE THE PAYMENT DUE DATE AS SET FORTH IN THE FINE PAYMENT SECTION ABOVE. THE DISTRICT COURT WILL NOTIFY YOU OF THE DATE AND TIME OF TRIAL.

IF THE FINE REMAINS UNPAID AT THE EXPIRATION OF THE THIRTY-FIVE (35) DAYS FROM THE DATE OF THE CITATION, THE ZONING COMMISSIONER MAY REQUEST ADJUDICATION OF THE CASE IN DISTRICT COURT, AT WHICH TIME THE PERSON IS LIABLE FOR AN ADDITIONAL FINE NOT TO EXCEED TWICE THE ORIGINAL FINE. IF YOU FAIL TO APPEAR AT THE TRIAL, A SEARCH WARRANT WILL BE ISSUED FOR YOUR ARREST.

I DO SOLEMNLY AFFIRM THAT THE CONTENTS STATED ABOVE ARE CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

4-29-91
DATE

Gary C. Fernald
OFFICE OF PLANNING & ZONING REPRESENTATIVE

BASED ON THE STATEMENT OF GARY FERNALD, THIS CITATION IS HEREBY ISSUED THIS 29TH DAY OF APRIL, 1991.

R. M. Mahoney
DEPUTY ZONING COMMISSIONER

ACKNOWLEDGEMENT

I ACKNOWLEDGE RECEIPT OF A COPY OF THIS CITATION AND HEREBY PROMISE TO PAY THE FINE OR REQUEST A TRIAL DATE AS REQUIRED BY LAW. I UNDERSTAND THAT THE ACCEPTANCE OF THIS CITATION IS NOT AN ADMISSION OF GUILT.

DATE SIGNATURE

NAME OF THE FOLLOWING RESIDENT AND OFFICE (IF APPLICABLE):
THOMAS C. JULIO, GENERAL PARTNER
1000 DEERCO ROAD TOWSON, MARYLAND 21204

BALTIMORE COUNTY, MARYLAND
CITATION FOR CIVIL ZONING VIOLATION
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

CITATION NO. 92-176

NAME OF PERSON(S) CHARGED: PERRY HALL MINI STORAGE COMPANY

CURRENT ADDRESS IN FULL: 10 PARKS AVENUE COCKEYSVILLE, MARYLAND 21030

OWNER (S) OR OCCUPANT (S) RELATED CITATIONS:

IT IS FORMALLY CHARGED BY BALTIMORE COUNTY THAT THE ABOVE NAMED PERSON(S) DID VIOLATE THE PROVISIONS OF THE BALTIMORE COUNTY ZONING REGULATIONS AND/OR THE BALTIMORE COUNTY CODE AS FOLLOWS:

SECTION NUMBER(S) VIOLATED: 101 - "OUTDOOR ADVERTISING SIGN"; "BUSINESS SIGNS"; 102.1; 413.2; 413.5; 413.6; 500.7

NATURE OF VIOLATION: USE OF PROPERTY ZONED R-1-1 (R.D.B.) TO COMPLY THE FOLLOWING:

1. OUTDOOR ADVERTISING SIGN IN R-1-1 (R.D.B.) ZONE WITHOUT A SPECIAL EXCEPTION 2. OUTDOOR ADVERTISING SIGN IN R.D.B. ZONE MUST BE REMOVED 3. PAPER OUTDOOR ADVERTISING SIGN IN RIGHT-OF-WAY NOT PERMITTED

LOCATION AND DATE(S) OF VIOLATION: 7750 ROSSVILLE BLVD. DECEMBER 12, 1991

TO RESPOND TO THE ABOVE CHARGE(S) LOADED AGAINST YOU, YOU MUST CHOOSE ONE OF THE OPTIONS BELOW:

1) YOU MAY PAY A FINE OF \$200.00 (\$200.00 FOR EACH ADDITIONAL DAY) BY CHECK OR MONEY ORDER PAYABLE TO THE DIRECTOR OF FINANCE, BALTIMORE COUNTY, MARYLAND, BY RETURNING A COPY OF THIS FORM ALONG WITH PAYMENT TO: DIRECTOR OF FINANCE, 1ST FLOOR, COURT HOUSE, TOWSON, MD 21204. THE FINE MUST BE PAID ON OR BEFORE THE 6TH DAY OF JANUARY, 1992.

2) YOU MAY ELECT TO STAND TRIAL IN THE DISTRICT COURT OF MARYLAND. TO DO THIS, YOU MUST NOTIFY THE BALTIMORE COUNTY OFFICE OF ZONING ADMINISTRATION BY FILING IN THE ATTACHED PORTION OF THIS CITATION AND RETURNING IT TO THE ZONING ADMINISTRATION OFFICE AT LEAST FIVE (5) DAYS BEFORE THE PAYMENT DUE DATE AS SET FORTH IN THE FINE PAYMENT SECTION ABOVE. THE DISTRICT COURT WILL NOTIFY YOU OF THE DATE AND TIME OF TRIAL.

IF THE FINE REMAINS UNPAID AT THE EXPIRATION OF THE THIRTY-FIVE (35) DAYS FROM THE DATE OF THE CITATION, THE ZONING ADMINISTRATION MAY REQUEST ADJUDICATION OF THE CASE IN DISTRICT COURT, AT WHICH TIME THE PERSON IS LIABLE FOR AN ADDITIONAL FINE NOT TO EXCEED TWICE THE ORIGINAL FINE. IF YOU FAIL TO APPEAR AT THE TRIAL, A SEARCH WARRANT WILL BE ISSUED FOR YOUR ARREST.

I DO SOLEMNLY AFFIRM THAT THE CONTENTS STATED ABOVE ARE CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

12-17-91
DATE

Gary C. Fernald
OFFICE OF ZONING ADMINISTRATION REPRESENTATIVE

BASED ON THE STATEMENT OF GARY C. FERNALD, THIS CITATION IS HEREBY ISSUED THIS 17TH DAY OF DECEMBER, 1991.

R. M. Mahoney
DIRECTOR OF ZONING ADMINISTRATION

ACKNOWLEDGEMENT

I ACKNOWLEDGE RECEIPT OF A COPY OF THIS CITATION AND HEREBY PROMISE TO PAY THE FINE OR REQUEST A TRIAL DATE AS REQUIRED BY LAW. I UNDERSTAND THAT THE ACCEPTANCE OF THIS CITATION IS NOT AN ADMISSION OF GUILT.

DATE SIGNATURE

COVAHEY & BOOZER, P.A.

ATTORNEYS AT LAW
614 BOSLEY AVENUE
TOWSON, MARYLAND 21204
AREA CODE 301
828-9441

FAX 301-823-7530

EDWARD C. COVAHEY, JR.
F. VERNON BOOZER
MARK S. DEVAN
ANTHONY J. DIPOLA
THOMAS P. DORE

ANNEX OFFICE
SUITE 101
608 BALTIMORE AVE.
TOWSON, MD 21204

* ALSO ADMITTED TO D.C. BAR

January 2, 1992

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 W. Chesapeake Avenue
Towson, Maryland 21204

ATTN: Lawrence E. Schmitt, Zoning Commissioner

RE: CASE NO.: 92-245-SPH
380' SE END OF FITCH LANE
14TH ELECTION DISTRICT - 6TH COUNCILMANIC
PETITIONER: PERRY HALL MINI STORAGE & CO.
HEARING: JANUARY 22, 1992 AT 9:00 A.M.

Dear Commissioner Schmitt:

Please treat this letter as a request for postponement of the above hearing date in that the undersigned is scheduled to be finishing a jury trial in the Circuit Court for Baltimore City, and will be beginning a specially set jury trial of *State v. Kennedy* in the Circuit Court for Harford County on January 22, 1992.

Your indulgence in granting this request is greatly appreciated.

Very truly yours,

Anthony J. DiPaula
Anthony J. DiPaula

AJD/ds
1 ds-10

cc: T.C. Julio

RECEIVED
JAN 6 1992
ZONING OFFICE

SITE DATA

1. PERRY HALL MINI STORAGE #7750 ROSSVILLE BLVD.
 2. PERRY HALL MINI STORAGE AND COMPANY
 3. HUNT VALLEY, MARYLAND 21030
 4. PHONE (301) 666-1000
 5. MORRIS & RITCHIE ASSOCIATES, INC.
 6. 139 NORTH MAIN STREET
 7. BEL AIR, MARYLAND 21014
 8. PAUL MUDMAN
 9. DRAWING SCALE: 1" = 30'
 10. ELECTION DISTRICT: 14TH
 11. COUNCILMANIC DISTRICT: 16TH
 12. CENSUS TRACT: 4408
 13. WATERSHED: STEMMERS RUN SUBWERSHED STEMMERS RUN
 14. SITE ACRES: 8.802 AC.
 15. PRIVATE ROAD R/W: 64.80 AC.
 16. OPEN SPACE REQUIRED: 0% OPEN SPACE PROVIDED: 0%
 17. PARKING REQUIRED: 3 SPACES
 18. ZONING: ML-IM

THERE ARE NO HISTORIC BUILDINGS ON SITE
 ZONING: ML-IM
 OWNER: PERRY HALL MINI STORAGE AND COMPANY
 DEED REFERENCE: 84-77-252
 TAX ACCOUNT NO: 14.06.020050 AND 21.00.004535
 TAX MAP NO: 383 AND 384
 ADTS: 50 BASED ON EXISTING MINI STORAGE FACILITIES
 VETLAND AREAS SHOWN ON PLAN
 THERE ARE NO KNOWN CRITICAL AREAS
 THERE ARE NO KNOWN ARCHAEOLOGICAL AREAS
 THERE ARE NO KNOWN ENDANGERED SPECIES HABITAT
 THERE ARE NO KNOWN HAZARDOUS MATERIALS

PARKING CALCULATIONS
 DECK REQUIRED 23 PER 1000 SF = 23 x 232,100 = 5,338 SPACES
 WAREHOUSE REQUIRED 1 PER EMPLOYEE = 2 SPACES TOTAL
 PROVIDED: 6 SPACES (INCLUDES 1 HANDICAP SPACE)

SCHMIDT BAKING COMPANY
 6486/335
 22-12-10-1-1

FULL TRENCH COMPACTION SHALL BE REQUIRED OVER ALL UTILITIES. SUITABLE MATERIAL SHALL BE PLACED FOR THE FIRST TWO FEET OVER ALL PIPE AND TAMPED BY APPROVED MECHANICAL MEANS IN SIX INCH LAYERS. THE REMAINDER OF THE TRENCH BACKFILL MATERIAL IS TO BE PLACED IN TWELVE INCH LAYERS AND COMPACTED TO NOT LESS THAN 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR METHOD. AASHTO DESIGNATION T-100. THE SOIL MOISTURE CONTENT SHALL BE WITHIN THREE PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT FOR COMPACTION. IN PAVED AREAS THE TOP FOOT OF THE PAVEMENT SUBGRADE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY DETERMINED AS NOTED ABOVE.

RICHARD & SANDRA K.
 7502/768
 22-12-10-1-1

MAYOR & CITY COUNCIL OF BALTIMORE
 3354/123
 22-12-10-1-1

100% FLOODPLAIN AS APPROVED BY DEVELOPER'S ENGINEERING

- PROPERTY LINES & SET BACKS
- R/W LINES
- WATER ELEVATION
- EXISTING ELEVATIONS
- EXISTING WATER MAINS
- EXISTING GAS MAINS
- EXISTING OTHER CHANGES
- EXISTING SEWER LINES
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING C & P LINE
- EXISTING FIRE HYDRANT
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- EXISTING C & P LINE

ZONING HISTORY

In Case No. 90-17-5910A the Zoning Commission on September 12, 1989, passed an order granting the following:

1. Approved a nonconforming status of an existing dwelling in an ML-IM Zone.
2. Approved commercial access through a residential zone.
3. Permitted a minimum distance of 26 feet in lieu of the required 60 feet subject to the following restrictions:

(1) The Petitioner may apply for his building permit and be granted same upon review of this Order. However, the Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

(2) The Petitioner shall submit a landscaping plan to the Office of Current Planning for approval by the Baltimore County Landscaping Planner. A copy of the approved plan shall then be submitted to the Zoning Commissioner for final approval and inclusion in the case file.

(3) Petitioners shall delete Building A, as set forth in Petitioner's Exhibit 7, from the site plans for the subject property. However, at such time as the Zoning Commissioner receives written approval from the Department of Public Works that Building A will in no way hinder the construction of the proposed water main aforementioned in this opinion, Petitioner shall, upon receipt of written approval from the Zoning Commissioner, be permitted to construct Building A in accordance with Petitioner's Exhibit 7.

(4) Petitioners shall submit a new site plan incorporating the restrictions and conditions of this order.

(5) Upon request and reasonable notice, the Zoning Commissioner shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

On February 9, 1990 the Board of Appeals in Case No. 90-17-5910A passed an order which affirmed that part of Zoning Commissioner's Order approving the nonconforming use of the residence in an ML-IM Zone and the right to cross a residential lot to access a commercial site. The Board of Appeals further modified the Zoning Commissioner's Order for a 200 foot variance to allow a 18 foot separation between buildings instead of the 26 feet approved by the Zoning Commissioner all subject to the following restrictions:

1. That the landscape plan must comply with all Baltimore County Regulations.
2. That the plan on the roof of the buildings and the color of the exterior walls be the same as those buildings already in existence owned by the Petitioner.

- 1. SITE PLAN
- 2. 55' FRONT SETBACK
- 3. 5' SIDE SETBACKS
- 4. LANDSCAPE PLAN
- 5. STORMWATER GRADING AND SEEDING CONTROL
- 6. SEEDING CONTROL AND STORMWATER MANAGEMENT DETAILS
- 7. SEEDING CONTROL AND STORMWATER MANAGEMENT DETAILS
- 8. GRADING AREA MAP
- 9. GRADING & SEEDING CONTROL DETAIL SHEET
- 10. SITE PLAN RESTRICTION PLAN

GENERAL NOTES

1. LANDSCAPING SHALL BE IN ACCORDANCE WITH BALTIMORE COUNTY LANDSCAPE REGULATIONS (SEE LANDSCAPING PLAN SHEET "C").
2. LIGHTING SHALL BE SO ERRECTED AS TO NOT REFLECT TOWARD ADJACENT PROPERTIES. LIGHTING SHALL BE ATTACHED TO BUILDING FOOTING.
3. EXISTING SITE TO BE REVEALED FOR SECURITY PURPOSES
4. EXISTING USE: OLD FARM BUILDINGS AND SHEDS (TO BE RAZED) CAPTAIN BUILDING AND OFFICE - 900 S.F. 10' HIGH WOODS TO REMAIN - 170 S.F.
5. THE EXISTING WELL IS TO BE ABANDONED AND A NEW WELL IS TO BE DRILLED AND INSTALLED BY A LICENSED WELL DRILLER AND A WELL ABANDONMENT REPORT SUBMITTED WHEN PUMPING WATER IS AVAILABLE. THE PROPERTY OWNER HAS ACCESS TO THE WELL AND SHALL MAINTAIN THE RIGHT OF WHICH IS IN FULL OR DISCLOSED.
6. EXISTING SITE TO BE REVEALED FOR SECURITY PURPOSES
7. EXISTING SITE TO BE REVEALED FOR SECURITY PURPOSES
8. EXISTING SITE TO BE REVEALED FOR SECURITY PURPOSES
9. ALL ACCESS ROADS WILL HAVE FIRE LANE LANE MARKINGS
10. WATER CONNECTION TO BE CONSTRUCTED AT FITCH LANE
11. LANDSCAPING TO INCLUDE:
12. 1. RE-ESTABLISHING VEGETATIVE BUFFER
2. RE-ESTABLISHING VEGETATIVE BUFFER
3. RE-ESTABLISHING VEGETATIVE BUFFER
4. RE-ESTABLISHING VEGETATIVE BUFFER
5. RE-ESTABLISHING VEGETATIVE BUFFER
6. RE-ESTABLISHING VEGETATIVE BUFFER
7. RE-ESTABLISHING VEGETATIVE BUFFER
8. RE-ESTABLISHING VEGETATIVE BUFFER
9. RE-ESTABLISHING VEGETATIVE BUFFER
10. RE-ESTABLISHING VEGETATIVE BUFFER
11. RE-ESTABLISHING VEGETATIVE BUFFER
12. RE-ESTABLISHING VEGETATIVE BUFFER
13. NO CLEARING GRADING OR DISBURBANCE IN STEEP SLOPE AND COUNTRY STREAM
14. A FINAL LANDSCAPE PLAN IS REQUIRED PRIOR TO ISSUANCE OF ANY BUILDING PERMIT
15. THIS DEVELOPMENT PLAN COMPLETES WHAT THE CRG PLAN AND ALL CRG COMMENTS
16. ALL MAJOR IMPROVEMENTS HAVE BEEN DESIGNED AND OR CERTIFIED FOR
17. PERMIT COLLECTION SHALL BE THE OWNER'S RESPONSIBILITY
18. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CRG PLAN AND ALL CRG COMMENTS
19. 1. USE EXISTING FUND FOR SEEDING CONTROL
2. USE EXISTING FUND FOR SEEDING CONTROL
3. USE EXISTING FUND FOR SEEDING CONTROL
4. USE EXISTING FUND FOR SEEDING CONTROL
5. USE EXISTING FUND FOR SEEDING CONTROL
6. USE EXISTING FUND FOR SEEDING CONTROL
7. USE EXISTING FUND FOR SEEDING CONTROL
8. USE EXISTING FUND FOR SEEDING CONTROL
9. USE EXISTING FUND FOR SEEDING CONTROL
10. USE EXISTING FUND FOR SEEDING CONTROL
11. USE EXISTING FUND FOR SEEDING CONTROL
12. USE EXISTING FUND FOR SEEDING CONTROL
13. USE EXISTING FUND FOR SEEDING CONTROL
14. USE EXISTING FUND FOR SEEDING CONTROL
15. USE EXISTING FUND FOR SEEDING CONTROL
16. USE EXISTING FUND FOR SEEDING CONTROL
17. USE EXISTING FUND FOR SEEDING CONTROL
18. USE EXISTING FUND FOR SEEDING CONTROL
19. USE EXISTING FUND FOR SEEDING CONTROL
20. USE EXISTING FUND FOR SEEDING CONTROL
21. USE EXISTING FUND FOR SEEDING CONTROL
22. USE EXISTING FUND FOR SEEDING CONTROL
23. USE EXISTING FUND FOR SEEDING CONTROL
24. USE EXISTING FUND FOR SEEDING CONTROL
25. USE EXISTING FUND FOR SEEDING CONTROL
26. USE EXISTING FUND FOR SEEDING CONTROL
27. USE EXISTING FUND FOR SEEDING CONTROL
28. USE EXISTING FUND FOR SEEDING CONTROL
29. USE EXISTING FUND FOR SEEDING CONTROL
30. USE EXISTING FUND FOR SEEDING CONTROL
31. USE EXISTING FUND FOR SEEDING CONTROL
32. USE EXISTING FUND FOR SEEDING CONTROL
33. USE EXISTING FUND FOR SEEDING CONTROL
34. USE EXISTING FUND FOR SEEDING CONTROL
35. USE EXISTING FUND FOR SEEDING CONTROL
36. USE EXISTING FUND FOR SEEDING CONTROL
37. USE EXISTING FUND FOR SEEDING CONTROL
38. USE EXISTING FUND FOR SEEDING CONTROL
39. USE EXISTING FUND FOR SEEDING CONTROL
40. USE EXISTING FUND FOR SEEDING CONTROL
41. USE EXISTING FUND FOR SEEDING CONTROL
42. USE EXISTING FUND FOR SEEDING CONTROL
43. USE EXISTING FUND FOR SEEDING CONTROL
44. USE EXISTING FUND FOR SEEDING CONTROL
45. USE EXISTING FUND FOR SEEDING CONTROL
46. USE EXISTING FUND FOR SEEDING CONTROL
47. USE EXISTING FUND FOR SEEDING CONTROL
48. USE EXISTING FUND FOR SEEDING CONTROL
49. USE EXISTING FUND FOR SEEDING CONTROL
50. USE EXISTING FUND FOR SEEDING CONTROL
51. USE EXISTING FUND FOR SEEDING CONTROL
52. USE EXISTING FUND FOR SEEDING CONTROL
53. USE EXISTING FUND FOR SEEDING CONTROL
54. USE EXISTING FUND FOR SEEDING CONTROL
55. USE EXISTING FUND FOR SEEDING CONTROL
56. USE EXISTING FUND FOR SEEDING CONTROL
57. USE EXISTING FUND FOR SEEDING CONTROL
58. USE EXISTING FUND FOR SEEDING CONTROL
59. USE EXISTING FUND FOR SEEDING CONTROL
60. USE EXISTING FUND FOR SEEDING CONTROL
61. USE EXISTING FUND FOR SEEDING CONTROL
62. USE EXISTING FUND FOR SEEDING CONTROL
63. USE EXISTING FUND FOR SEEDING CONTROL
64. USE EXISTING FUND FOR SEEDING CONTROL
65. USE EXISTING FUND FOR SEEDING CONTROL
66. USE EXISTING FUND FOR SEEDING CONTROL
67. USE EXISTING FUND FOR SEEDING CONTROL
68. USE EXISTING FUND FOR SEEDING CONTROL
69. USE EXISTING FUND FOR SEEDING CONTROL
70. USE EXISTING FUND FOR SEEDING CONTROL
71. USE EXISTING FUND FOR SEEDING CONTROL
72. USE EXISTING FUND FOR SEEDING CONTROL
73. USE EXISTING FUND FOR SEEDING CONTROL
74. USE EXISTING FUND FOR SEEDING CONTROL
75. USE EXISTING FUND FOR SEEDING CONTROL
76. USE EXISTING FUND FOR SEEDING CONTROL
77. USE EXISTING FUND FOR SEEDING CONTROL
78. USE EXISTING FUND FOR SEEDING CONTROL
79. USE EXISTING FUND FOR SEEDING CONTROL
80. USE EXISTING FUND FOR SEEDING CONTROL
81. USE EXISTING FUND FOR SEEDING CONTROL
82. USE EXISTING FUND FOR SEEDING CONTROL
83. USE EXISTING FUND FOR SEEDING CONTROL
84. USE EXISTING FUND FOR SEEDING CONTROL
85. USE EXISTING FUND FOR SEEDING CONTROL
86. USE EXISTING FUND FOR SEEDING CONTROL
87. USE EXISTING FUND FOR SEEDING CONTROL
88. USE EXISTING FUND FOR SEEDING CONTROL
89. USE EXISTING FUND FOR SEEDING CONTROL
90. USE EXISTING FUND FOR SEEDING CONTROL
91. USE EXISTING FUND FOR SEEDING CONTROL
92. USE EXISTING FUND FOR SEEDING CONTROL
93. USE EXISTING FUND FOR SEEDING CONTROL
94. USE EXISTING FUND FOR SEEDING CONTROL
95. USE EXISTING FUND FOR SEEDING CONTROL
96. USE EXISTING FUND FOR SEEDING CONTROL
97. USE EXISTING FUND FOR SEEDING CONTROL
98. USE EXISTING FUND FOR SEEDING CONTROL
99. USE EXISTING FUND FOR SEEDING CONTROL
100. USE EXISTING FUND FOR SEEDING CONTROL

ZONING HISTORY CONTINUED

In Case No. 90-17-5910A the Zoning Commission on May 8, 1991, passed the following:

Approved the storage of (1) recreational vehicles, boats, trailers, and (2) commercial vehicles inclusive of a construction equipment and (3) to amend previously approved plan to meet the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

1. The Petitioner may apply for his building permit and be granted same upon review of this Order. However, the Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioner shall not permit or cause the parking of any vehicle in excess of 20,000 lbs. within the subject "residential area", said area being as designed on Petitioner's Exhibit No. 1.

Petition for Special Hearing to permit a one (1) year permit extension for two (2) Temporary Real Estate Signs; see 413.10.

PLAT TO ACCOMPANY
 PETITION FOR SPECIAL HEARING
PERRY HALL MINI-STORAGE
 14TH ELECTION DISTRICT 6TH COUNCILMANIC DISTRICT
 BALTIMORE COUNTY MARYLAND

OWNER
 PERRY HALL MINI-STORAGE AND CO.
 10 PARKS AVE.
 HUNT VALLEY, MD 21030
 PHONE (301) 666-1000

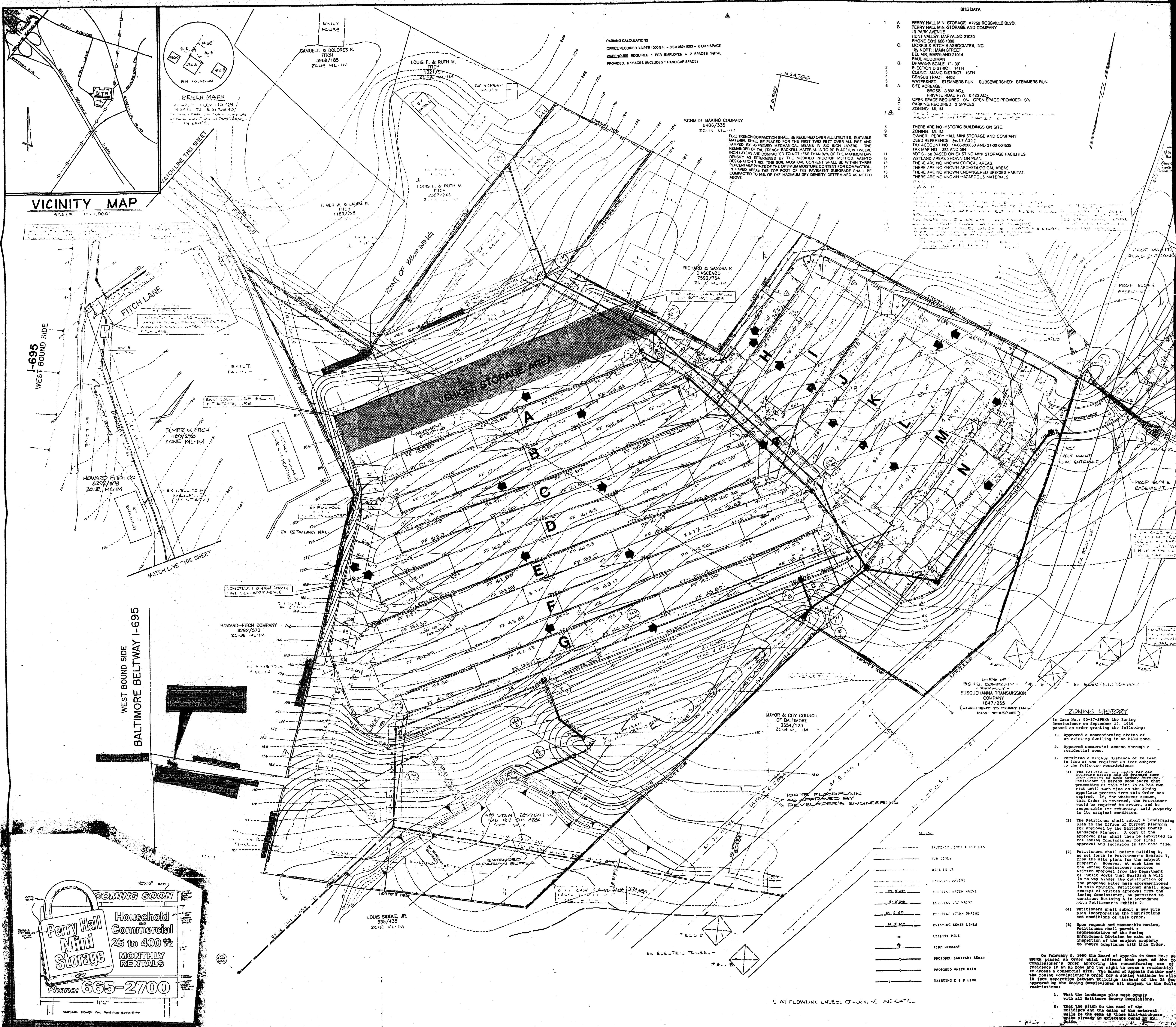
DEVELOPER
 HILL MANAGEMENT
 9640 DEERCO ROAD
 TIMONUM, MD 21093
 PHONE 666-1000

#257

MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS AND SURVEYORS
 139 NORTH MAIN STREET
 BEL AIR, MARYLAND 21014
 PHONE: 666-7960 OR 678-1880

Scale: 1"=30' Date: 2/15/90 Drawn By: JTB Design By: JTB

92-145 SP1



VICINITY MAP

SCALE 1"=1,000'

I-695
WEST BOUND SIDE

WEST BOUND SIDE
BALTIMORE BELTWAY I-695

COMING SOON

Perry Hall Mini Storage

Household Commercial
25 to 400 sq. ft.
MONTHLY RENTALS

Phone: 665-2700

PARKING CALCULATIONS
OFFICE REQUIRED: 1 PER 1000 SF = 23 X 250 / 1000 = 5.01 SPACES
WAREHOUSE REQUIRED: 1 PER EMPLOYEE = 2 SPACES TOTAL
PROVIDED: 6 SPACES (INCLUDES 1 HANDICAP SPACE)

- 1 A PERRY HALL MINI STORAGE #7760 ROSSVILLE BLVD.
B PERRY HALL MINI STORAGE AND COMPANY
C 10 PARK AVENUE
D HUNT VALLEY, MARYLAND 21036
E PHONE (301) 668-1000
F MORRIS & RITCHIE ASSOCIATES, INC.
G 150 NORTH MAIN STREET
H BEL AIR, MARYLAND 21014
I PAUL MUDMAN
J DRAWING SCALE 1" = 30'
K ELECTION DISTRICT 14TH
L COUNCILMANIC DISTRICT 16TH
M CENSUS TRACT 4008
N WATERSHED STEMMERS RUN SUBSEWERED STEMMERS RUN
O SITE ACREAGE
P GROSS 8.802 AC.
Q PRIVATE ROAD R/W 6.480 AC.
R OPEN SPACE REQUIRED 0% OPEN SPACE PROVIDED 0%
S PARKING REQUIRED 3 SPACES
T ZONING ML-1M
U THERE ARE NO HISTORIC BUILDINGS ON SITE
V ZONING ML-1M
W OWNER PERRY HALL MINI STORAGE AND COMPANY
X DEED REFERENCE 86-47/252
Y TAX ACCOUNT NO. 14-06-000500 AND 21-00-004535
Z TAX MAP NO. 303 AND 304
AA ADT 5 - 50 BASED ON EXISTING MINI STORAGE FACILITIES
AB WETLAND AREAS SHOWN ON PLAN
AC THERE ARE NO KNOWN CRITICAL AREAS
AD THERE ARE NO KNOWN ARCHEOLOGICAL AREAS
AE THERE ARE NO KNOWN ENDANGERED SPECIES HABITAT
AF THERE ARE NO KNOWN HAZARDOUS MATERIALS

SCHMIDT BAKING COMPANY
5486/335
ZC-16 ML-1M

RICHARD & SANDRA K. D'ASCEVZO
7592/764
ZC-16 ML-1M

HOWARD-FITCH COMPANY
8292/573
ZONE ML-1M

MAYOR & CITY COUNCIL
OF BALTIMORE
2334/123
ZC-16 ML-1M

LOUIS SIDDLE, JR.
535/435
ZC-16 ML-1M

BOBIE COMPANY - 451 E
SUSQUEHANNA TRANSMISSION
COMPANY
1847/255
(EASEMENT TO PERRY HALL
MINI STORAGE)

ZONING HISTORY

- In Case No. 90-17-SPKX the Zoning Commission on September 12, 1989, passed an order granting the following:
1. Approved a nonconforming status of an existing dwelling in an ML-1M zone.
 2. Approved commercial access through a residential zone.
 3. Permitted a minimum distance of 20 feet in lieu of the required 50 feet subject to the following restrictions:
(a) The Petitioner may apply for a variance from the 50 foot distance requirement. The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this order has expired. If, for whatever reason, this order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
 - (b) The Petitioner shall submit a landscaping plan to the Office of Current Planning for approval by the Baltimore County Landscape Planner. A copy of the approved plan shall then be submitted to the Zoning Commissioner for final approval and inclusion in the case file.
 - (c) Petitioners shall delete Building A, as set forth in Petitioner's Exhibit 7, from the site plans for the subject property. However, at such time as the Zoning Commissioner receives written approval from the Department of Public Works that Building A will in no way hinder the construction of the proposed water main aforementioned in this opinion, Petitioner shall, upon receipt of written approval from the Zoning Commissioner, be permitted to construct Building A in accordance with Petitioner's Exhibit 7.
 - (d) Petitioners shall submit a new site plan incorporating the restrictions and conditions of this order.
 - (e) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this order.
- On February 5, 1990 the Board of Appeals in Case No. 90-1-SPKX passed an order which affirmed that part of the Zoning Commission's Order approving the nonconforming use of the subject property as a commercial site. The Board of Appeals further modified the Zoning Commission's order by a finding that the 10 foot separation between buildings instead of the 25 feet required by the Zoning Commission all subject to the following restrictions:
1. That the landscape plan must comply with all Baltimore County Regulations.
 2. That the plan on the roof of the buildings and the color of the exterior walls be the same as those of the buildings already in existence owned by Mr. Siddle.

- PROPERTY LINES & LOT LINES
MIN. LOT
WELL FIELD
EXISTING WATER
EXISTING WATER MAIN
EXISTING GAS MAIN
EXISTING SEWER MAIN
EXISTING SEWER LINES
UTILITY POLE
FIRE HYDRANT
PROPOSED SANITARY SEWER
PROPOSED WATER MAIN
EXISTING C & P LINE

5 AT FLOWING UNDER OTHERS INDICATED